

TRACT NO. 3783

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOT 13 AND A PORTION OF LOT 14 IN BLOCK 43 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 AND 71 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

VTN, ORANGE COUNTY
APRIL 1968

SHEET 1 OF 2 SHEETS

FILED
ON MARCH 19, 1971

AT 2:15 P.M.

W.D. BALOGH

COUNTY RECORDER

BY Charon B. Vaughn

DEPUTY

FEE \$ 27973

No. _____

FILED BY C. M. Clark

Sub Geo: FAT Co

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME INTEREST IN, THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET PURPOSES LOTS "A" THROUGH "E" INCLUSIVE AND "I", AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, SANITARY SEWER AND WATERLINES. WE ALSO OFFER FOR DEDICATION TO THE CITY OF RIVERSIDE, LOTS "F" AND "G", BEING 1' BARRIER STRIPS, WE ALSO DEDICATE TO THE PUBLIC USE FOR WALKWAY PURPOSES LOT "H". WHILE ALL OF INDIANA WITHIN THIS SUBDIVISION REMAINS A PUBLIC HIGHWAY, AND FOR SUCH TIME ONLY, WE ABANDON ALL EASEMENTS OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO SAID INDIANA AVENUE SO THAT OWNERS OF LOTS ABUTTING THIS HIGHWAY DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS WHATEVER IN THE HIGHWAY AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. IF ANY CHANGE OF ALIGNMENT OR WIDTH OF SUCH HIGHWAY RESULTS IN THE VACATION OF ANY PART THEREOF WITHIN THIS SUBDIVISION SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY 1967; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDATION OF THIS MAP, THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE APRIL 8, 1968

Frank W. Richardson
LICENSED LAND SURVEYOR NO. 2921

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 3651, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MAY 8, 1969, EXTENDED 1 YEAR ON MAY 5, 1970, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 128 (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1943, AND ALL OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, AND ALL AMENDMENTS THERE TO HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE PLANS AND SPECIFICATIONS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED BY ME; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED BY ME; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME

DATED Feb. 18, 1971

James Lusk
DIRECTOR OF PUBLIC WORKS

UTILITIES

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ~~WATER AND~~ ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED February 17, 1971

Emmett P. Ross
DIRECTOR OF PUBLIC UTILITIES

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS THE BONDS OF WHICH HAVE NOT BECOME A LIEN AGAINST SAID PROPERTY.

DATED February 3, 1971

H. E. Brewer
H. E. BREWER
By: E. E. Anderson

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN, BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 2,850.00

DATED February 2, 1971

DONNA BOUER BARBCK
COUNTY TAX COLLECTOR

BY: Harold M. Larson
DEPUTY

CITY CLERK

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED, AS THE OFFICIAL MAP OF TRACT NO. 3783 AND THE STREETS AND PEDESTRIAN WAY ARE HEREBY ACCEPTED AS PUBLIC STREETS AND PEDESTRIAN WAY, EXCEPT LOTS "F" AND "G" (1' BARRIER STRIPS) WHICH ARE ACCEPTED CONTINGENT UPON EXTENSION AND IMPROVEMENTS OF STREETS, AND CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA AND TO AFFIX THE SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23rd DAY OF Feb., 1971.

Virginia J. Strohecker
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

ON THIS 29th DAY OF January, 1971, BEFORE ME, Bonnie A. Saline
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Vernon H. Shuler, KNOWN TO ME TO BE Vice President AND
Paul E. Bruns, KNOWN TO ME TO BE President OF
U. S. HOMES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND
KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF
OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION
EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Bonnie A. Saline
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

BONNIE A. SALINE
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
OFFICIAL SEAL My Commission Expires Dec. 1, 1974

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,850.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED MARCH 15th, 1971

DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

BY: Agnes Hughes DEPUTY

WATER FACILITIES

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE SOUTHWEST WATER COMPANY, SUFFICIENT FUNDS OR MADE ACCEPTABLE ARRANGEMENTS TO COVER THE APPLICABLE CHARGES FOR INSTALLING ALL NECESSARY FIRE HYDRANTS, WATER MAINS AND SERVICE LATERALS ON ALL STREETS SHOWN ON THIS MAP; AND THAT EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED 1/28/71

J. W. Fawcett
Southwest Water Company

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY HUGH M. GALLAHER, INC., ON THE 19th DAY OF JULY, 1967, AS REQUIRED BY THE HEALTH AND SAFETY CODE SECTION 17953.

SCALE 1"=60'

8.237 ACRES

TRACT 3183

SHEET 2 OF 2 SHEET

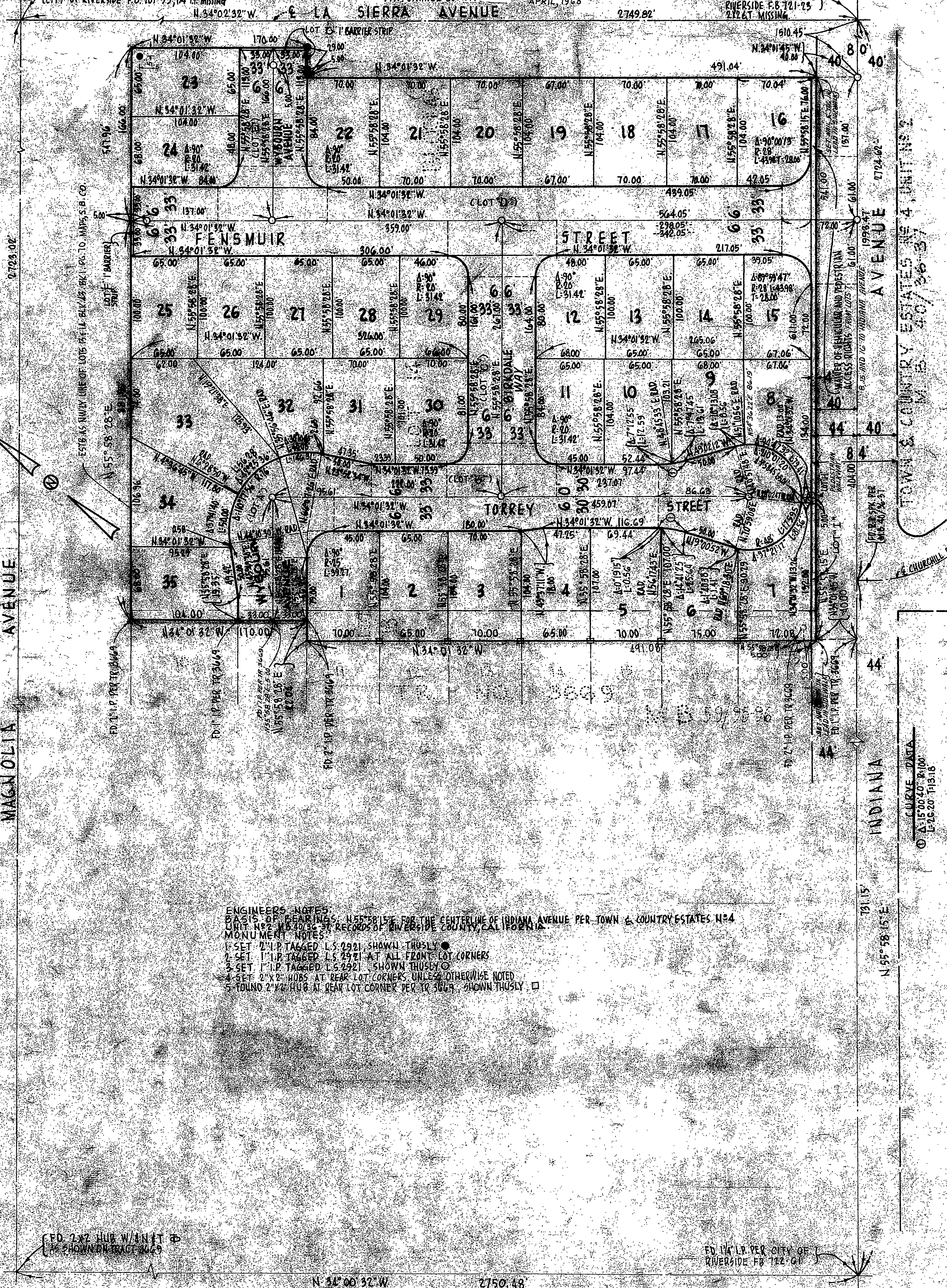
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOT 13 AND A PORTION OF LOT 14 IN BLOCK 43 OF THE LANDS OF THE RIVERSIDE AND SOUTHERN CALIFORNIA INVESTING COMPANY, PER BOOK 1 PAGE 10 OF MAPS, BOOKS OF SAN BERN CO. CAL. AND BOOK OF RIVERSIDE CO. CAL. PER BOOK 1 PAGE 10

VTN ORANGE COUNTY

APRIL, 1968

FD CONC MON IN HOLE IN PVMT PER CITY OF RIVERSIDE F.B. 121-73 272 & T MISSING

FD CONC MON IN HOLE IN PVMT PER CITY OF RIVERSIDE F.B. 101-53, 14" I.P. MISSING



ENGINEER'S NOTES:
BASIS OF BEARINGS: N 55° 58' 15" E FOR THE CENTERLINE OF INDIANA AVENUE PER TOWN & COUNTRY ESTATES N=4
UNIT N=2 M.B. 40/36-37 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
MONUMENT NOTES:
1. SET 2" I.P. TAGGED L.S. 2921, SHOWN THUSLY ●
2. SET 1" I.P. TAGGED L.S. 2921 AT ALL FRONT LOT CORNERS
3. SET 1" I.P. TAGGED L.S. 2921, SHOWN THUSLY ○
4. SET 2" X 2" HUBS AT REAR LOT CORNERS UNLESS OTHERWISE NOTED
5. FOUND 2" X 2" HUB AT REAR LOT CORNER PER TR. 3669, SHOWN THUSLY □

CURVE DATA
R 1570.40' 8.00'
L 266.20' 13.18'